

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, November 10, 2016 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The item for consideration by the Zoning Board of Appeals at this meeting is:

The petition of Superior Pallets, 3981 Walden Avenue, Lancaster, New York 14086 for two [2] variances for the purpose of erecting a ground sign on premises owned by David Goettel at 3981 Walden Avenue, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster to permit a sign height of six feet eight inches [6'8"] over finished grade.

Chapter 50, Zoning, Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster limits the height of a ground sign to four [4] feet above finished grade. The petitioner, therefore, requests a two foot, eight inch [2'8"] ground sign height variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[2][c] of the Code of the Town of Lancaster to permit the location of one ground sign five feet from the west property line.

Chapter 50, Zoning, Section 30F.(2)(c)[2][c] of the Code of the Town of Lancaster requires that a ground sign be located at least twenty five [25] feet from the property line. The petitioner, therefore, requests a twenty [20] foot west property line set back variance.

The petition of Alaina and Kyle Tauscher, 678 Pleasantview Drive, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four [4] foot high fence in a required open space area on premises owned by the petitioners at 678 Pleasantview Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The petitioners propose to erect a four [4] foot high chain-link fence within the required open space area of the exterior front yard fronting on Pleasantview Drive.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard to three [3] feet in height. The petitioners, therefore, request a one [1] foot fence height variance.

The Petition of Sebastian Szachta, 6 Middlebury Lane, Lancaster, New York 14086 for three variances for the purpose of erecting a four [4] foot high fence in a required front yard area and a shed in a front yard on premises owned by the petitioner at 6 Middlebury Lane, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster for the purpose of erecting a four [4] foot high fence in a required front yard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard area to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster for the purpose of installing a shed in a required front yard.

Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster states that no accessory building shall project into a front yard. The premises upon which this variance is sought is a corner lot fronting on Middlebury Lane with an exterior side yard [considered a front yard equivalent] fronting on Weathersfield Lane. The petitioner, therefore, requests an accessory building variance.

- C. A variance from the requirements of Chapter 50, Zoning, Section 10C. (3)(a) of the Code of the Town of Lancaster for the purpose of installing a shed ten [10] feet inside the required setback.

Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster requires a thirty five [35] foot side yard setback. The petitioner, therefore, requests a ten [10] foot side yard setback variance.

Signed_____

DIANE M. TERRANOVA, TOWN CLERK and Clerk to Zoning
Board of Appeals